

# Building Safety Act Compliance Policy

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## 1. POLICY STATEMENT

Veraxus Ltd is committed to delivering construction and refurbishment works in a safe, responsible, and compliant manner.

The company recognises the importance of the Building Safety Act 2022 in strengthening accountability, competence, transparency, and risk management throughout the construction sector.

Veraxus Ltd supports the principles established by the legislation and is committed to applying proportionate compliance awareness and practical operational controls across all relevant project activities.

The company seeks to promote a culture of safety-led project delivery through clear responsibilities, structured planning, and effective communication.

This policy reflects Veraxus Ltd's commitment to maintaining high operational standards consistent with modern construction safety expectations.



## 2. PURPOSE OF THIS POLICY

This policy has been developed to ensure Veraxus Ltd:

- Demonstrates a clear understanding of the Building Safety Act and applies relevant principles to its operational activities in a practical and proportionate manner.
- Integrates building safety awareness into project planning, delivery, coordination, and operational decision-making.
- Maintains clear internal responsibilities to ensure compliance considerations are understood and implemented effectively.
- Supports safe project delivery through structured site management, competent operational oversight, and effective communication.
- Provides confidence to clients, project stakeholders, and delivery partners that building safety principles are actively recognised and considered throughout project execution.

This policy forms part of Veraxus Ltd's wider compliance framework.

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## 3. COMPANY PROFILE & CONTEXT

Veraxus Ltd is a construction and refurbishment contractor delivering commercial and residential projects throughout the United Kingdom.

The company operates with a lean management structure that enables direct oversight, efficient communication, and practical decision-making.

The leadership and operational approach within Veraxus Ltd is informed by experience gained through exposure to larger project environments, including major developments such as Sunlight House.

Whilst Veraxus Ltd does not claim principal delivery ownership of such developments, this exposure has contributed to:

- Practical understanding of structured compliance systems used on larger-scale projects.
- Awareness of coordinated project delivery responsibilities across multiple stakeholders.
- Familiarity with disciplined site management standards.
- Appreciation of accountability frameworks required to support building safety.

This experience informs the company's own operational approach.

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## 4. LEGISLATIVE CONTEXT

Veraxus Ltd recognises the importance of complying with relevant UK construction legislation.

This policy aligns with the principles established by:

- Building Safety Act 2022, which strengthens accountability and safety oversight throughout the lifecycle of buildings.

- Health and Safety at Work etc. Act 1974, establishing the duty to ensure health and safety.
- Construction (Design and Management) Regulations 2015, setting out project dutyholder responsibilities.
- Building Regulations 2010 (as amended), governing compliance in construction work.
- Fire safety legislation where applicable to project scope.

The company recognises that obligations vary depending on project role, scope, and building type.



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## 5. SCOPE OF THIS POLICY

This policy applies across all relevant Veraxus Ltd operations.

### Personnel Covered

- **Directors**  
Responsible for strategic oversight and ensuring operational compliance standards are maintained.
- **Site Management**  
Responsible for implementing practical site-level controls.
- **Employees**  
Expected to work in accordance with company procedures.
- **Contractors and Subcontractors**  
Expected to comply with project requirements and communicate safety concerns promptly.
- **Supply Chain Partners**  
Expected to support responsible project delivery.

### Activities Covered

This policy applies to:

- Construction and refurbishment works undertaken by Veraxus Ltd.

- Site-based operational activities.
- Project planning and coordination.
- Procurement and delivery logistics.
- Communication and information management activities relevant to project safety.



## 6. BUILDING SAFETY PRINCIPLES

Veraxus Ltd applies the following building safety principles.

### 6.1 Accountability

The company maintains clear operational responsibilities throughout project delivery. Responsibilities are communicated to relevant personnel to ensure there is clarity regarding who is responsible for planning, coordination, oversight, and issue escalation. Clear accountability supports safer and more controlled project execution.

### 6.2 Competence

Work activities are assigned to individuals and contractors with suitable experience, capability, and practical understanding. The company recognises that competence involves not only qualifications where applicable but also operational experience, judgement, and awareness of project-specific risks.

### 6.3 Communication

Effective communication is essential to building safety. Veraxus Ltd promotes clear information sharing between project stakeholders to ensure relevant safety information is understood and acted upon appropriately.

## 6.4 Risk Awareness

Potential risks are identified and considered during planning and delivery.

This includes awareness of site conditions, sequencing risks, access arrangements, and operational interfaces.

## 6.5 Compliance-Led Delivery

Project activities are planned and delivered with awareness of relevant legal and operational obligations.

This ensures that building safety considerations are embedded within delivery processes.

## 6.6 Continuous Improvement

The company reviews its operational practices regularly and seeks opportunities to strengthen internal awareness and delivery standards over time.

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# 7. BUILDING SAFETY MANAGEMENT IN PRACTICE

Building safety awareness is applied through practical project controls.

This includes:

- Reviewing project requirements carefully before works commence to identify safety considerations.
- Considering building safety implications during operational planning and sequencing.
- Coordinating activities to reduce avoidable risks and operational conflicts.
- Maintaining organised and controlled site environments.
- Encouraging prompt reporting of concerns.
- Escalating significant issues appropriately.

The company applies practical lessons drawn from larger project environments to support disciplined project delivery.

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# 8. DUTYHOLDER AWARENESS

Veraxus Ltd recognises the importance of understanding dutyholder responsibilities under applicable regulations.

Where relevant to project scope, the company supports clear allocation of responsibilities between:

- **Clients**, who establish project requirements and appoint appropriate parties.
- **Principal Designers**, who coordinate design risk management.
- **Principal Contractors**, who oversee construction phase coordination.
- **Contractors and subcontractors**, who deliver works safely and responsibly.

Veraxus Ltd will work cooperatively with appointed dutyholders to support safe project outcomes.

The company does not assume regulated dutyholder roles unless formally appointed and appropriately competent.

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## 9. COMPETENCE

Veraxus Ltd recognises competence as fundamental to building safety.

Competence is assessed through:

- Practical operational experience.
- Relevant technical understanding.
- Capability appropriate to project scope.
- Demonstrated ability to carry out tasks safely and responsibly.

The company seeks to ensure all work is undertaken by individuals and subcontractors capable of delivering to required standards.

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## 10. PROJECT PLANNING & COORDINATION

Building safety considerations are integrated into project planning.

This includes:

- Reviewing the scope of works to identify delivery requirements.
- Considering sequencing and interface risks.
- Coordinating operational activities.
- Managing communication between relevant parties.
- Reviewing site constraints and access requirements.

Effective planning reduces avoidable safety risks.

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## 11. RISK IDENTIFICATION & CONTROL

Veraxus Ltd applies a practical risk management approach.

Risks are identified through:

- Site reviews
- Operational planning
- Ongoing monitoring
- Workforce communication

Controls may include:

- Sequencing adjustments to avoid operational conflict.
- Controlled access arrangements.
- Increased supervision where appropriate.

- Clear communication of expectations.
- Escalation of concerns where risks cannot be adequately controlled.



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## 12. INFORMATION MANAGEMENT

Accurate project information is essential to safe delivery.

Veraxus Ltd aims to maintain:

- Clear operational communication records.
- Relevant project documentation.
- Updated instructions where project changes occur.
- Appropriate sharing of information with relevant stakeholders.

This supports informed decision-making.

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## 13. SITE CONTROL & OPERATIONAL DISCIPLINE

Veraxus Ltd promotes disciplined site behaviour through:

- Clear operational expectations.
- Responsible site supervision.
- Organised working areas.
- Prompt reporting of concerns.
- Practical management oversight.

Operational discipline is recognised as a core element of building safety.

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## 14. SUPPLY CHAIN RESPONSIBILITY

Veraxus Ltd recognises the important role of suppliers and subcontractors.

The company seeks to work with partners who demonstrate:

- Appropriate capability.
- Responsible working practices.
- Awareness of safety obligations.
- Effective communication.

Expectations are communicated clearly.

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## 15. REPORTING & ESCALATION

Safety concerns relevant to building safety must be reported promptly.

These may include:

- Design-related concerns.
- Construction sequencing issues.
- Unsafe site conditions.
- Communication failures.

Reported concerns are reviewed and escalated appropriately.

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## 16. TRAINING & AWARENESS

Veraxus Ltd promotes awareness through:

- Site inductions.
- Practical communication.

- Management guidance.
- Project-specific briefings where required.

The company's approach remains proportionate to operational scale.

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## **17. MONITORING & CONTINUOUS IMPROVEMENT**

The company recognises building safety compliance as an evolving area.

Veraxus Ltd is committed to:

- Reviewing operational procedures periodically.
  - Learning from project experience.
  - Strengthening internal awareness.
  - Adapting systems as expectations develop.
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## **18. PUBLIC SECTOR & HIGHER-VALUE PROJECT READINESS**

Veraxus Ltd is prepared to support building safety requirements associated with public sector and higher-value commercial projects.

The company recognises that larger projects often require:

- Greater procedural discipline.
- Enhanced information management.
- More structured coordination.
- Increased compliance awareness.

Veraxus Ltd applies a scalable operational approach capable of adapting to project-specific requirements.

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## **19. POLICY REVIEW**

This policy will be reviewed:

- Annually.
  - Following regulatory updates.
  - Following operational changes.
  - Following lessons identified through project delivery.
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## **20. DECLARATION**

This Building Safety Act Compliance Policy is approved by Veraxus Ltd and applies across all relevant operations.

**Director Name:** Alex Stefan

**Signature:** Alex Stefan

**Date:** 08 May 2026

Approved and signed electronically on behalf of Veraxus Ltd

This document has been electronically approved and signed by the Director of Veraxus Ltd. The typed signature shown on this page is intended to authenticate and approve this document on behalf of the company.